

RESPONSES OF WAYNE TOWNSHIP VOTERS

ON THE ISSUE OF RURAL ZONING

by

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PREFACE

Surveys conducted by the Wayne County Citizen's Action Task Force; the Regional Planning Commission and others have shown that rural zoning is at or near the top of the list of major concerns facing the county.

Yet there was no organized effort in the county for the purpose of translating this expressed concern into tangible action. In response to this concern the Executive Committee of the Citizen's Task Force initiated action by appointing a Rural Zoning Sub-Committee. On March 20, 1975, the work of the sub-committee resulted in the formation of a new organization called Wayne Land Use Services (WLUS) Committee. The purpose of the new group was to function as a service and clearinghouse organization for rural zoning.

A sampling of rural opinions has shown there is much misunderstanding and lack of knowledge about rural zoning. The WLUS Committee decided one of their first functions would be to assist township leaders conduct an opinion survey to discover how people in the township feel about rural zoning. The committee asked Dale Glass, Wayne County Extension Agent, Community Resource Development, to take the lead in preparing a brief questionnaire which could be used to sample township opinion.

Glass requested the assistance of Dr. Howard Phillips and John Rohrer of the Ohio State University Cooperative Extension Service and Larry Summers of the Wayne County Regional Planning Commission. A questionnaire was developed and pre-tested with 44 Grange officers and 14 Farm Bureau Councils. Several changes were made and a final draft was prepared.

The WLUS Committee then sent the questionnaire and other related information to Township Trustees and community leaders and offered to conduct a survey in any township making a request. Wayne Township trustees asked that a survey be conducted in their township. The trustees agreed to pay cost of postage and assist with follow-up. The WLUS Committee obtained the assistance of the Wayne County Regional Planning Commission who agreed to pay cost of printing questionnaires and other related costs. The Wayne County Cooperative Extension Service printed the questionnaires, prepared the mailing and processed the returned questionnaires. The Ohio State University Cooperative Extension Service ran a computer analysis on the survey results.

SUMMARY OF FINDINGS

Four attitudinal questions were asked of Wayne Township voters about the rural zoning issue.

--47 percent favor rural zoning at the present time; 33 percent are undecided; 15 percent are against.

--56 percent of voters would like to see a new rural zoning resolution brought to a vote in Wayne Township; 31 percent are undecided; and 10 percent are against this action.

--63 percent feel rural zoning is needed now or in the future while 6 percent feel it never will be needed.

--69 percent of voters don't know if their neighbors have changed their opinions about rural zoning since 1971.

Attitudes of Wayne Township voters toward the use of land and it's control by rural zoning.

--82 percent believe the best agricultural land should be reserved for agricultural purposes only. Only 8 percent disagree while 10 percent are undecided.

--49 percent disagree or strongly disagree that they should have a right to sell land to anybody for any purpose; 28 percent agreed or strongly agreed that they should have this right while 17 percent were undecided.

- 57 percent felt their neighbor should not have the right to sell his land to anybody for any purpose while 23 percent thought he should have; 13 percent were undecided.
- 74 percent agreed (39 percent strongly agree; 35 percent agreed) that regulated land use and planned development is as important in the rural areas as in the cities; 12 percent were undecided and 9 percent disagreed.
- 72 percent agreed that rural zoning could help to prevent undesirable growth and development; 13 percent were undecided while 7 percent disagreed.
- voters in Wayne Township feel 50 percent of the residents in their community know little about rural zoning while 30 percent range from some knowledge to being very well informed; 20 percent did not answer the question or responded otherwise.

Four questions were developed to measure the knowledge of Wayne Township voters concerning rural zoning.

- 35 percent answered correctly that rural zoning cannot restrict farming; 54 percent didn't know while 11 percent answered incorrectly or not at all.
- 44 percent of the voters said it depends on zoning resolution in response to the question: Does rural zoning prevent a landowner from selling land for a homesite? This was the correct response to this question. Other responses were 18 percent yes; 16 percent no; 21 percent don't know.
- 33 percent responded correctly when they noted that it depends on the zoning resolution whether or not the location of a mobile home is restricted; 47 persons thought it would; 5 percent thought it would not; 14 persons didn't know; and 1 percent didn't answer.
- To the question: Does rural zoning restrict the development of junkyards, jet ports and condominium campgrounds? 33 percent of Wayne Township voters answered correctly by choosing it "depends on zoning resolutions;" 55 percent answered it incorrectly with a yes or no response while 14 percent didn't know and 1 percent didn't answer the question.

Three additional questions were asked to learn about the extent of interest and knowledge of Wayne Township voters about rural zoning.

- 29 percent of the voters said they knew someone living in another township that has rural zoning. Comments from this group were as follows: They reported that 68 percent of their contacts like the benefits of rural zoning, 19 percent were dissatisfied, 11 percent said some liked it and some didn't; 2 percent said they didn't know how they felt about it.

--51 percent of Wayne Township residents said they would be willing to attend an educational meeting to learn more about rural zoning; 30 percent were undecided; 17 percent said no; and 2 percent didn't answer.

To gain further insight on how different groups of Wayne Township voters felt, selected characteristics were examined and results are included in the body of the report. For those not having the complete report a copy may be obtained from Wayne County Extension Service. Also available is booklet of 98 tables giving all comparisons studied on this report.

INTRODUCTION

Wayne County with its mix of cultural, agricultural and industrial activities is in a rapidly growing area of northeast Ohio. It is close to large expanding urban centers with good transportation arteries and its favorable soil and topographic conditions has resulted in development pressures over much of the county. As these pressures increased, mechanisms such as subdivision regulations, building codes and stricter health regulations were required to help people resolve encroachments, infringements and disruptions of orderly living. Continuing pressures of growth and change resulted in a county-wide vote in 1971 to enact a zoning resolution. However, this failed throughout the county.

Two major development proposals confronted residents of Wayne County. The pressures of progress and growth once again brought land use concerns into focus. Wayne County was selected as a proposed site for a huge northeastern Ohio jetport. This met with solid opposition. A large condominium campground was proposed for Congress Township. This also met with determined opposition.

The result of these two proposals sent a shock wave throughout the county which demonstrated to many people that some form of growth planning should again be given serious consideration. The action of the Citizen's Task Force was in direct response to the renewed interest in rural zoning by many concerned people.

HOW THE STUDY WAS CONDUCTED IN WAYNE TOWNSHIP

It was determined that the least cost, most effective survey method, would be to select a random sample of 10 percent of the registered voters living outside of the incorporated arease of Wayne Township. A random sample of 190 names was obtained by selecting every 10th name on the list of registered voters maintained by the Wayne County Board of Elections in June, 1975. A questionnaire and letter explaining the survey was sent to this list. A self-addressed, postage-paid envelope was included so that respondent could return the questionnaire to the clerk of the Wayne Township Trustees. Also enclosed was an information card with the voter being asked to give his name and return it with the questionnaire or mail it separately. Eighty-eight percent of the respondents enclosed the card with the questionnaire. The purpose of the card was to assist with follow-up contacts with non-respondents. The card idea also helped keep the names of respondents confidential since no names appeared on the questionnaire itself.

Of the 190 questionnaires mailed, 142 were returned resulting in a 75 percent response. Three (3) additional questionnaires came back marked addressee unknown.

Two methods were used to encourage a response. First, about a week after the first mailing an effort was made to telephone all non-respondents. A few days later 78 follow-up questionnaires were mailed.

About a week later attempts were made to contact by telephone the 65 persons who had not responded to the second mailing. Of the 65, 12 did not have a phone or had an unlisted number. This left 53 to be called.

The calling committee was able to contact 41 of the 53 voters with phones.

Of the 41 calls made:

24 said they would send it in

5 did not remember receiving the first questionnaire, but if sent one
said they would fill it out

4 did not understand the questionnaire and said they would not send it
back

4 said that they had already returned the questionnaire

1 moved out of the township and didn't feel she should complete questionnaire

1 said questionnaire was too long and involved and he didn't feel
it could help him now

2 gave other responses.

The follow-up effort made after the second mailing of 78 questionnaires
resulted in 36 being returned giving a 46 percent response to the follow-up.
All information cards were returned with 5 of the voters choosing to do so by
sending under postage the other 31 enclosed their card with the questionnaire.

PROFILE OF WAYNE TOWNSHIP VOTERS AS DETERMINED
FROM A RANDOM SAMPLE OF 133 RESPONDENTS
SUMMER, 1975

RESIDENCE

Response	Number	Percent
Rural-Farm	28	21
Rural Residence Non-Farm	101	76
No answer	4	3
TOTAL	133	100

LENGTH OF RESIDENCE

Years	Number	Percent
1 to 5	45	34
6 to 10	19	14
11 to 15	12	9
16 to 20	18	14
21 or more	35	26
No answer	4	3
TOTAL	133	100
9 years and less	60	45
10 years and over	69	52
No answer	4	3
TOTAL	133	100

PRIMARY OCCUPATION OF CHIEF WAGE EARNER

Category	Number	Percent
Craftsmen, etc.	40	30.1
Professional	23	17.3
Retired	16	12.0
Managers, Etc., Except Farm	11	8.3
Farmers, Etc.	10	7.5
Sales Workers, Realtors	9	6.8
Laborers, Etc.	6	4.5
Drivers & Deliverymen	5	3.8
Self-employed	3	2.3
Clerical	2	1.5
Service Workers, Etc.	2	1.5
No Information or Does Not Apply	6	4.5
TOTAL	133	100.0

TYPE OF DWELLING

Type	Number	Percent
One family home	100	75
Mobile home	23	18
Duplex	4	3
Apartment	2	2
No answer	2	2
TOTAL	133	100

INCOME SOURCES

Source	Number	Percent
No income from farming	101	76
Some income from farming	21	16
Majority from farming	8	6
No answer	3	2
TOTAL	133	100

LAND OWNERSHIP

Ownership	Number	Percent
Yes	97	73
No	33	25
No Answer	3	2
TOTAL	133	100

SURVEY FINDINGS

Several questions were asked of Wayne Township voters as to how they currently felt about rural zoning. One question asked: Based on what I now know: (a) I tend to favor rural zoning, (b) I tend not to favor rural zoning, (c) I am undecided about rural zoning. The responses may be seen in Table 1.

Table 1

Attitudes of Wayne Township Voters
Toward Rural Zoning, Summer, 1975

Attitude	Number	percent
Tend to favor	63	47
Tend Not to favor	20	15
Undecided	44	33
No answer	6	5
TOTAL	133	100

Forty-seven percent of Wayne Township voters tend to favor rural zoning at the present time. Only 15 percent reported that they tend to be against rural zoning while 33 percent remained uncommitted at the time of the survey. Five percent did not answer the question.

A further examination of the data reveals little or no difference when viewed by farm or non-farm residents, source of income, type of family dwelling, whether home is owned or rented, or length of residence. Differences did exist between male and female respondents and occupational groups. Fifty-three percent of the females tend to favor rural zoning while 43 percent of the males were so inclined. Males exceeded females in being against the issue while about one-third of both males and females were undecided.

As a group, professionals exceeded all other occupational groups in favoring rural zoning. Seventy-eight percent were in favor with this issue while none reported being against it. Craftsmen, as an occupational category, tended to favor rural zoning less than other groups. However, most were undecided rather than against it (15 percent).

Respondents were given the opportunity to give reasons why they felt like they did about rural zoning. Of those responding, 44 of the 133 gave reasons why they favored rural zoning. Reasons offered included: keeping out undesirable activities, keep up land values and retaining good land for farming. Only 11 percent or 15 respondents gave reasons for not favoring rural zoning. "Too restrictive" was the most often mentioned reason while loss of freedom and corrupt officials were the next most frequently cited.

Probing this idea of how people feel about rural zoning, the sample residents of Wayne Township were asked whether or not they felt rural zoning is needed. Their responses may be viewed in Table 2.

Table 2

Response of Wayne Township Voters to the
Question: Do you think zoning is needed?
Summer, 1975

Response	Number	Percent
Needed now	59	44
Will be needed	19	14
Will never be needed	8	6
Too late now	7	5
Undecided	2	2
Other	26	20
No answer	12	9
TOTAL	133	100

Forty-four percent of the residents of Wayne Township feel zoning is needed now. Another 14 percent feel it will be needed in the future while only 6 percent feel it will never be needed.

To gain further insight on this question, the responses were examined from a variety of perspectives. No differences were apparent between farm and non-farm residents, type of residents, ownership of residents and length of residence.

Noticeable differences were observed by sex and occupation. Female tended to feel rural zoning was needed more often than male. More than one-half of professionals, and managers and sales, and farmers felt zoning was needed now while craftsmen, clerical, retired and laborers were less inclined to believe zoning was needed now.

Wayne Township voters were asked if they thought their neighbors had changed their opinion about rural zoning since the county-wide vote taken in 1971. Their answers are given in Table 3.

Table 3

Rural zoning was voted on in this township in 1971.
Do you think your neighbors have changed their opinions
since 1971? Summer, 1975

Response	Number	Percent
Yes	18	14
No	18	14
Don't know	93	69
No Answer	4	3
TOTALS	133	100

A majority (69 percent) of Wayne Township voters indicated they do not know if their neighbors have changed their opinion about zoning. The remainder of the voters were split with 14 percent saying yes, their neighbors had changed, while 14 percent said no, they had not changed their opinion. Only 3 percent did not answer.

Those residents of the township living in mobile homes indicated a higher percent (17 percent) of their neighbors had not changed their minds. They also gave the highest response of don't know with 74 percent so responding.

The length of residence in the township affected the answer to the question with 22 percent of those with over 10 years residence saying their neighbors had changed their opinions. Of those residents living in the township less than 10 years (5 percent) felt their neighbors had changed their opinions while 19 percent said there was no change.

Of the occupational groups, farmers (30 percent) said their neighbors had changed their opinions while only 9 percent of professionals had seen a change.

Respondents were asked to indicate if the changes in their neighbors opinions were more favorable or less favorable toward rural zoning. Only 12 of the 133 respondents answered. Farmers (18 percent) and those living in the township over 10 years (12 percent) both replied the change was more favorable.

A rural zoning resolution requires a majority vote of voters in a township. Voters in Wayne Township were queried as to whether they felt the issue of rural zoning should be brought before the voters. Responses may be seen in Table 4.

Table 4

Responses of Wayne Township voters to the question: Would you like to see a new rural zoning resolution brought to a vote in your township?
Summer, 1975

Response	Number	Percent
Yes	74	56
No	14	10
Undecided	41	31
No answer	4	3
TOTAL	133	100

More than one-half of the voters felt a rural zoning resolution should be brought to a vote while 10 percent were opposed. Nearly one out of three was undecided.

A further examination of these responses revealed mobile home residents were less sure (43 percent undecided) than residents living in other types of residences (28 percent undecided). Non-owners were more often undecided (46 percent) than owners regarding voting on a new zoning resolution. Males slightly more often than females favor putting a new zoning resolution before the people whereas residents living in the township ten years or more are more likely (61 percent) than shorter tenured voters to favor putting a new zoning resolution before the people.

Professionals (78 percent), managers and sales (65 percent), and farmers (60 percent) favor the opportunity to vote on a new zoning resolution while the retired, clerical and laborers tend to be opposed. Forty percent of the craftsmen are undecided on this point. Thirty-five percent of the retired, clerical, and laborers did not answer this question.

Persons were asked to write in comments if they wished. Twenty comments were made which included: voting again would be a waste of time; much less interest now than in 1971; would depend upon what was in the zoning law; I'll

wait and see; let's protect our land now; farmland be preserved for agriculture purposes; let the people decide; and everyone should have their say through the ballot.

Five questions in the survey were concerned with determining people's attitudes toward the notion of the use of land and control of land use by rural zoning. The first question dealt with the use of land for agriculture and the results may be viewed in Table 5.

Table 5

Responses of Wayne Township voters to the question:
Our best agricultural land should be reserved for
agricultural purposes only? Summer 1975

Response	Number	Percent
Strongly agree	71	53
Agree	38	29
Undecided	13	10
Disagree	6	4
Strongly Disagree	5	4
TOTAL	133	100

More than 4 out of 5 people agree or strongly agree that the best agricultural land should be reserved for farming. Only 8 percent disagreed or strongly disagreed with this use. Farm residents (96 percent) are more likely to agree with the statement than non-farm residents (78 percent). One hundred percent of those residents receiving the majority or some of their income from farming agree with this attitudinal position whereas 77 percent of those receiving no income from farming support this position. Professionals, (91 percent) and farmers (100 percent) were highly in favor of reserving land for these uses whereas other occupational groups tend to be a little less supportive. Ninety of the 133 respondents made agreeable comments such as: need open space, good farming ground is at a premium; cannot replace farm land once it is gone, etc. Only nine persons responding unfavorably or with undecided comments. These respondents' observations included: person owning land should be able to dispose of it to his

advantage; and people are selfish and anxious to make a dollar.

The right of an individual to sell land to whomever he wishes is often a significant factor in rural zoning discussions. To determine how residents of Wayne Township felt about this issue, they were asked to respond on an agree-disagree scale. Results may be seen in table 6.

Table 6
Responses of Wayne Township voters to the
Question: I should have a right to sell
my land to anybody for any purpose. Summer, 1975

Response	Number	Percent
Strongly agree	18	14
Agree	19	14
Undecided	22	17
Disagree	56	42
Strongly disagree	10	7
No answer	8	6
TOTAL	133	100

Twenty-eight percent agree or strongly agree with this attitudinal statement. Nearly one out of four is undecided whereas 49 percent disagree or strongly disagree. A further analysis of these responses reveal that those who get the majority of their income from farming tend to agree with this position. Mobile home owners (38 percent) are more likely than other homeowners (24 percent) to agree with this statement. Those who don't own their residence (42 percent) are more likely than residence owners (24 percent) to believe that one should have the right to sell his land to anyone for any purpose. Occupationally, professionals are the least likely of all occupational groups to support this view. Farmers are more likely than any group to feel that they should be able to sell their land to anyone for any purpose. One explanation of this position may be that farmers are more likely to own large tracts of land and make their living from the

land wheareas most other rural nonfarm residents own small acreage and usually for residential and leisure purposes only. The rural nonfarm person most works away from his place of residence. A rural non-farm resident may take a different view of the sale of his place of business where his investment may be greater and involve his life's work. It is beyond this survey to prove or disprove this observation.

More than two-thirds of those who disagreed with the right to sell land to anybody for any purpose included the following types of comments: Persons should sell land only if it's for the good of the community; need to consider rights of neighbor's property; etc. Comments for those agreeing with the issue included: It's a free country; should be able to sell for best price; etc.

A related attitudenal question was raised concerning the rights of one's neighbor to dispose of his land as he sees fit. The results may be observed in Table 7.

Table 7

Response to Wayne Township voters to the Question:
My neighbors should have a right to sell his land
to anybody for any purpose. Summer, 1975

Response	Number	Percent
Strongly agree	13	10
Agree	18	13
Undecided	17	13
Disagree	58	44
Strongly Disagree	18	13
No answer	9	7
TOTAL	133	100

Fifty-seven percent disagreed or strongly disagreed that their neighbor should have the right to sell his land to anyone for any purpose. This is of the same magnitude as in the previous discussion where 49 percent disagreed or strongly

disagreed. Again, those who agreed to this statement (23 percent) were of the same general level of the previous group (28 percent).

A further analysis reveals farm residences are slightly more likely to disagree or strongly disagree that his neighbor has the right to sell his land to anybody for any purpose while those who get the majority of their income from farming tend to be more supportive of his neighbor selling his land as he sees fit. Mobile home residents are more undecided and more supportive of one's rights to sell for any purpose than nonmobile home occupants whereas nonowners of residences take the same position as mobile home residents. Females are less likely to support one's right to sell at will than males and professionals are the most adamant group opposed to the right to sell for any purpose.

Two questions focused on growth and development. The first asked if regulated and planned land use and development is as important in rural areas as in cities. The results are given in Table 9

Table 9

Responses of Wayne Township voters to the question:
Regulated land use and planned development is as
important in rural areas as in the cities. Summer, 1975.

Response	Number	Percent
Strongly Agree	52	39
Agree	46	35
Undecided	16	12
Disagree	8	6
Strongly Disagree	4	3
No Answer	7	5
TOTAL	133	100

In comparing the various factors influencing the response to this question, it was learned that over 86 percent of those with income from farming agreed with

the need for regulated and planned land use in the rural areas while 71 percent of those with no farm income agreed.

do not

Those who own the land where they reside were more undecided, 21 percent, compared to owners who were only 10 percent undecided. Owners agreed (77 percent) with the need for rural planning while non-owners agreed (64 percent), but less convincingly.

The difference between male or female on this question was insignificant but length of residence revealed that 82 percent of those living over 10 years in the township agreed, with 5 percent disagreeing.

The largest variation in agreement on this question was revealed by comparing occupation of the respondents. Those expressing strong agreement were professionals (96 percent) and farmers (90 percent). A majority (59 percent) retired, clerical and laborers agreed.

Of the 133 persons answering this question on regulated land use and planned development 68 made comments. The most frequently mentioned by 22 voters was "compatible land uses are important. Need orderly growth, green-belts and rules for growth to follow."

"Food needs must be given consideration" was mentioned by 14 respondents. "Dislike government controls, use deed restrictions, farmer regulate himself" were comments of 12 persons. Other comments mentioned, "rural areas can become slums; more so, as cities annex rural area; not too rigid; people in country no different from those in cities; depends on how regulated and not if it interferes with neighbor."

The second question on growth and development asked the surveyed voters if they thought zoning could help prevent undesirable change. Their responses are listed in Table 11.

Table 11

Response to Wayne Township voters to the question: Rural zoning could help to prevent undesirable growth and development. Summer, 1975

Response	Number	Percent
Strongly Agree	34	25
Agree	63	47
Undecided	17	13
Disagree	7	5
Strongly Disagree	2	2
No Answer	10	8
TOTAL	133	100

As has been true with other questions in this report, the occupation of the voters results in the most noticeable differences of opinion. For example, 91 percent of professionals and 90 percent of the farmers agreed with the statement that rural zoning could help to prevent undesirable growth and development. Managers and sales people agreed 75 percent and craftsmen 70 percent. Retired, clerical, laborers and self-employed agreed 62 percent. This latter group were the most undecided with 26 percent giving this response. Craftsmen were 15 percent undecided. The other occupational groups were zero to 5 percent undecided.

The other areas of comparison (one family residences, own and don't own, male and female, length of residence, farm and non-farm) showed between 70 to 77 percent agreement with the question. However, in one area there was more deviation from this percentage agreement. Mobile home dwellers revealed the lowest agreement (61 percent) with 26 percent giving an undecided answer.

When evaluating income from farming, those voters with a majority of income from farming agreed 88 percent with the question and 12 percent disagreed.

Fifty-seven or 43 percent of the voters offered comments about the likelihood rural zoning could prevent undesirable growth and development. Of this number, 22 mentioned "for protection of neighborhood, more orderly growth and there is a proper use for all land." Other comments included: "Depends on definition of desirable and how zoning laws are written, only if administered fairly, undesirable growth and will use up good land and look around at what's happening."

Half (50 percent) of the voters in Wayne Township said the people in their township know little about rural zoning. Table 13 gives the voters rating to the question concerning degree of understanding about rural zoning.

Table 13

Rating given by Wayne Township voters to the question: In general, people in our township understand rural zoning. Summer, 1975.

Rating	Number	Percent
Very well	2	1
Moderately well	11	8
Some	28	21
Know little	66	50
Other	17	13
No answer	9	7
TOTAL	133	100

There was a difference in rating between those living in a one family house and a mobile home. House residents said 6 percent of the voters were moderately well informed, 25 percent knew something about rural zoning and 51 percent knew little about the subject. By comparison, mobile home residents said 22 percent were moderately well informed, 4 percent some and 48 percent know little about zoning.

A similar difference was reported by those who own and don't own the place where they live. Owners agreed more with house dwellers saying 6 percent are moderately well informed, 26 percent have some knowledge and 49 percent know little. By contrast, the non-owner gave a rating similar to mobile home occupants. They responded 15 percent moderately well, 6 percent some and 55 percent know little.

This question brought out still other differences of rating when comparing source of income, length of time living in township and occupation. The most variations occurred between different occupations. Professionals felt zero percent of the people in general were well or moderately well informed and 17 percent know something. They rated 61 percent of the people knowing little about zoning. Farmers rated no one well informed, 10 percent moderately well, zero percent having some knowledge and 70 percent know little about zoning.

Craftsmen and managers-sales, occupational groups had similar ratings. Both reported 15 percent well to moderately well, 45 percent know little. The know something about zoning response found managers and sales ranking 30 percent of the voters here, while craftsmen ranked only 17 percent here. Those with occupations of clerical, drivers, laborers, self-employed and retired agreed more closely with the just mentioned two occupational grouping. The main difference, however, was they rated zero percent well, 9 percent moderately well with 29 percent knowing some about zoning.

The main difference between length of residence was that those living in township over 10 years said 4 percent were well to moderately well informed with 31 percent having some knowledge and 49 percent knowing little about zoning. Those voters living less than 10 years in township said 16 percent were well to moderately well informed, 11 percent know some and 50 percent know little about zoning.

The first four questions of the questionnaire mailed to Wayne Township voters attempted to measure the knowledge of the respondent in four areas where there has been considerable misunderstanding. This observation came about from letters to the newspaper editor, comments made at public hearings prior to the 1971 vote on zoning and other contacts with rural residents.

Over half (54 percent) of the surveyed voters said they didn't know if rural zoning affected farmers. Table 14 presents the range of answers to this question.

Table 14

Response of Wayne Township voters to the question:
Does rural zoning affect farming?

Response	Number	Percent
Cannot restrict	46	35
Restrict only location of barns	2	2
Restricts location of fences	0	0
Restricts hauling of manure	5	4
Don't know	73	54
Other	3	2
No answer	4	3
TOTAL	133	100

The correct response to the question, "Does rural zoning affect farming?" is no, cannot restrict. Thirty-five percent of Wayne Township voters gave the correct response.

The degree of knowledge about this question is affected by many variables. For example, living on a farm compared to living off the farm showed some difference with 46 percent farm and 56 percent non-farm saying they did not

know if rural zoning affected farming. But, those voters having a majority of their income from farming were more knowledgeable. They (63 percent) responded correctly to the question while 32 percent of those with no income from farming responded correctly. Don't know was the reply by 37 percent with most income from farming, while 59 percent of those with no farm income so responded.

As has been true throughout this report, a comparison of occupations reveals wide degrees of knowledge and attitudes about rural zoning. To this question, 60 percent of the farmers answered correctly, 50 percent of managers-sales, 48 percent of professionals, 26 percent of clerical, drivers, laborers, self-employed and retired and 23 percent of the craftsmen.

Saying they don't know how zoning affects farming were: farmers, 40 percent; managers-sales, 45 percent; professionals, 39 percent, and 62 percent for other occupational groupings.

The main difference length of residence in the township revealed was the percent answering the question correctly. Voters with over 10 years of residency (41 percent) said zoning cannot restrict farming while 28 percent gave this answer of those living less than 10 years in the township.

Similar answers to the question were found when combining voters living in a one family house, (38 percent cannot restrict, 51 percent don't know), with those owning their own land (30 percent - 53 percent), and by combining mobile home residents (22 percent cannot - 65 percent don't know) with those not owning their own land (24 percent - 61 percent).

Only two comparison groupings gave over a 10 percent response to the statement that zoning affects the hauling of manure. Thirteen percent of mobile home occupants said it did while 10 percent of the craftsmen gave this answer.

The location of mobile homes was an area surveyed. Wayne township voters were asked if rural zoning restricted their location. Table 16 summarizes the knowledge of the 133 voters responding to the question.

Table 16

Response of Wayne Township voters to the question: Does rural zoning restrict the location of mobile homes? Summer, 1975

Response	Number	Percent
Yes	62	47
No	6	5
Depends on zoning resolution	44	33
Don't Know	19	14
No answer	2	1
TOTAL	133	100

Almost half (47 percent) of the voters said zoning does restrict the location of mobile homes. The correct response, that it depends on the zoning resolution was reported by 33 percent. The remainder said no (5 percent) or don't know (14 percent).

Answers to this question did not show significant variation of opinion by comparison of several variables.

There was close agreement between mobile home, one family house dwellers and owners and non-owners of land. Non-owners did, however, give a lower percentage (40 percent) yes answer and a higher (24 percent) don't know answer. The others responded yes with a 48 to 52 percent spread, don't know with an 11 to 18 percent spread.

There was close agreement in answering this question among farm and non-farm and among those with a majority or no income from farming. Those voters who reported some income from farming exhibited the most deviation from the average percentage response. Responding yes, rural zoning does restrict location of mobile homes, were 38 percent compared to a spread of 43 to 50 percent for the

other grouping. The some income from farming group had the highest percentage correct answers (48 percent) of all comparisons made. The range among the other comparison factors was from a low of 25 percent for females to a high of 40 percent for farmers.

Answering correctly, it depends on the zoning resolution, were 40 percent of the males and 25 percent of the females. Over half (51 percent) of the females answered the question yes and don't know, 18 percent. The males responded yes with 43 percent and don't know with 11 percent.

Among the different occupational groupings, 40 percent of the farmers answered correctly - the location of mobile homes depends on the resolution. The range in correct answer for the other occupations was from 26 percent clerical, etc., to 38 percent craftsmen. Clerical, etc., had the largest percentage don't know-24 percent. The other occupations ranged from 10-13 percent don't know. No farmers said they didn't know. More professionals gave a yes answer - 57 percent. The range for the others was 40 to 50 percent yes.

A question that often concerns both the potential seller and buyer of land is, does rural zoning prevent a landowner from selling land for a homesite? The correct response to this questions is that it depends upon the zoning resolution. Land that is zoned for non-agricultural purposes may restrict the selling of land for a homesite. However, most land zoned for agricultural uses is not so restricted. Table 15 gives voters response to the question.

Table 15

Response of Wayne Township voters to the question:
Does rural zoning prevent a landowner from selling
land for a homesite? Summer, 1975

Response	Number	Percent
Yes	24	18
No	21	16
Depends on zoning Resolution	58	44
Don't know	28	21
No answer	2	1
TOTAL	133	100

More voters answered the question correctly (44 percent) than those who said they didn't know (21 percent) or those who said yes (18 percent) or no (16 percent).

When the response to the question was analyzed by comparing the variables that have been studied throughout this report, little difference was noted by type of residence, ownership or residence, length of residence, or sex.

Respondents living on farms (58 percent) and those with the majority or some income from farming (63 and 62 percent, respectively) were more likely to give a correct response to the question of selling of a homesite. In addition, none of the persons classed as farmers or those getting a majority of their income from farming gave a don't know answer. One-fourth of those classed as nonfarmers and with no farm income gave this response. The less time a voter lived in the township the more inclined one was to indicate a don't know response (30 percent). This was contrasted

to only 13 percent for longer termed residents.

Other factors show that mobile home dwellers (35 percent) and non-residence owners (33 percent) did not know how zoning would affect the selling of land for a homesite.

Of the five occupational groupings, no farmers gave a don't know response to the question while the clerical, drivers, laborer grouping were most unsure of the answer (32 percent) with craftsmen next (25 percent). Only a few professional and managers reported they did not know (13 percent).

The number of voters giving a positive yes or no to the question was about the same regardless of comparison factor.

Voters were asked if they felt zoning restricted the location of developments such as junk yards, airports or campgrounds. Their responses are tabulated in Table 17.

Table 17

Response of Wayne Township voters to the question: Does rural zoning restrict the development of junk yards, jet-ports and condominium campgrounds? Summer, 1975

Response	Number	Percent
Yes	69	53
No	3	2
Depends on zoning resolution	40	30
Don't know	19	14
No answer	2	1
TOTAL	133	100

This is perhaps a technicality, but the correct response is, depends on zoning resolution, which 30 percent of the voters surveyed indicated. However, it's unlikely a zoning resolution would not place some controls on these types of development. Therefore, the 53 percent of the voters who said yes were in most cases also indicating a correct response. Not many voters, 14 percent, said they didn't know the restrictions zoning would place on these developments.

Further comparisons by using characteristics of the voters showed much variation in response among occupations. No farmers indicated they don't know the restrictions of zoning on junk yards, airports and campgrounds, while 60 percent said zoning restricts these developments and 40 percent said it depended on the resolution. Managers and sales persons, like farmers, said yes (60 percent), depends (25 percent) and don't know (10 percent). Clerical, drivers, laborers, self-employed and retired gave the lowest percent yes (41 percent) and the highest don't know (24 percent).

More females (18 percent) gave a don't know response than males (10 percent). The longer a voter lived in the township the more correctly they viewed zoning's restrictions on development. Of those with over 10 years residence 86 percent said yes or depends on resolution and 10 percent didn't know. Those under 10 years residence - 78% yes or depends and 19% didn't know.

Those who did not own their land gave the highest percent of don't know - 24 percent and only 37 percent said yes, while 36 percent said it depends on resolution.

An attempt was made to find out how much contact Wayne Township voters have with someone who lives in a zoned township. As table 18 shows over two out of three voters have no such contacts.

Table 18

Response of Wayne Township voters to the question: Do you know someone who lives in another township in or outside the county that has rural zoning?

Response	Number	Percent
Yes	39	29
No	91	69
No answer	3	2
TOTAL	133	100

While a majority of voters have no contact with someone living in a rural zoned area a more detailed analysis reveals that much variation does exist. Half (50 percent) of those living on farms, for instance, report they know someone living in a zoned area while only one-fourth of non-farm residents have such contacts.

Three-fourths of voters living in mobile homes or not owning their land don't know persons living in zoned areas. Voters living in one family houses (67 percent) and those owning their own land (66 percent) have no contacts.

Half (50 percent) of those in occupations of farming and management and sales have contacts with someone in zoned areas. Three-fourths of the other occupational groupings of this study do not know anyone living in a zoned area.

Those voters who said they did know someone living in a rural zoned area were asked to comment on how these persons feel about zoning; 37 persons made comments. They reported that 68 percent of their contacts liked the benefits of rural zoning, 19 percent were dissatisfied, 11 percent said some liked it and some didn't and they didn't know how 2 percent felt about it.

Would Wayne Township residents be interested in learning more about rural zoning by attending educational meetings? Half (51 percent) of them said they would while 30 percent said they were undecided. Table 19 gives their comments.

Table 19

Response of Wayne Township voters to the question: Would you be willing to attend educational meetings to learn more about rural zoning?
Summer, 1975

Response	Number	Percent
Yes	68	51
No	22	17
Undecided	40	30
No answer	3	2
TOTAL	133	100

A much larger percentage of those living in one family house (57%) and those owning their own land (58%) said they would attend than voters living in mobile homes (31%) or not owning their land (33%).

Those living on farms (61%) were more likely to attend than non-farm residents (48%).

Three-fourths of the voters who obtained a majority of their income from farming said they would attend zoning meetings while 48% of those with some and 50% of those with no income from farming would attend.

More females (53%) than males (50%) would attend but more females (33%) than males (29%) were undecided if they would attend.

Craftsmen (38%), clerical, drivers, laborers, self-employed and retired (44%) were less interested in meetings on zoning than were professionals (70%), managers and sales (60%) and farmers (80%).

The body having considerable involvement with rural zoning in its adoption stages is the Wayne County Regional Planning Commission. Do Wayne Township voters know who their representatives are on the Planning Commission? Their responses are given in Table 20.

Table 20

Response of Wayne Township voters to the question: Do you know
your current township representative on the Wayne County Regional
Planning Commission?
Summer, 1975

Response	Number	Percent
Yes	32	24
No	101	76
TOTAL	133	100

Considerable difference was found among the voters when various comparisons were made. For instance, 96 percent of those living in mobile homes and 88 percent of those not owning the land where they lived said they did not know their representative. Voters living in a one family house (72%) and those owning land (71%) did not know.

There was little difference between male and female (74% and 77%), respectively, not knowing their representative. Length of residence in the township made considerable difference. Those over 10 years (65%) did not know, while 88 percent of those with less than 10 years residence did not know.

A much higher percentage of those with a majority of their income from farming knew who their RPC representative was. Of this group, 63 percent knew.

When comparing those living on farms, 43% knew their representative, while only 18% of those non-farm residents knew their representative.

A larger difference between occupations was reported. Almost three-fourths (70%) of the farmers knew their representative, while only 12% of professionals knew. From 20% of the other occupational groupings knew their representative.